



March 15, 2013

NOTICE OF APPLICATION

Administrative Adjustment of Standards for building setbacks: new garage **Application No. AAS13-00001**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on an Administrative Adjustment of Standards (Level 2 Review) application for the following project:

Project Description: Moore garage: An Administrative Adjustment of Standards (AAS) application has been submitted by Ella Moore requesting approval to allow for a reduction of a street right-of-way setback for a detached garage. Detached accessory buildings, including the proposed detached garage, requires a setback of 10 feet from a street right of way. The proposal is requested to allow the garage 6 feet from 3rd Avenue NE and 7 feet 11 ¼ inches from the alley to the north. The new garage is proposed to be located in the current location of an existing garage that will be demolished.

Location: The project is located at 290 NE Alder Street in the Olde Town subarea. See attached vicinity map.

Date of Application: February 7, 2013

Application Complete: February 28, 2013

Permits Required: 1) Administrative Adjustment of Standards for building setbacks, Application AAS13-00001
2) Building Permit BLD13-00037

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on Friday, March 29, 2013** to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerryl@issaquahwa.gov

Next Steps:

The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in the above paragraph.**

Information Available for Review:

The application, with full-size plans, is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at jerryl@issaquahwa.gov with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

A handwritten signature in black ink that reads "Jerry Lind". The signature is fluid and cursive, with the first name "Jerry" and the last name "Lind" clearly distinguishable.

Jerry Lind
Senior Planner

JL/jl

Attachments (3): vicinity map, site plan, building elevations

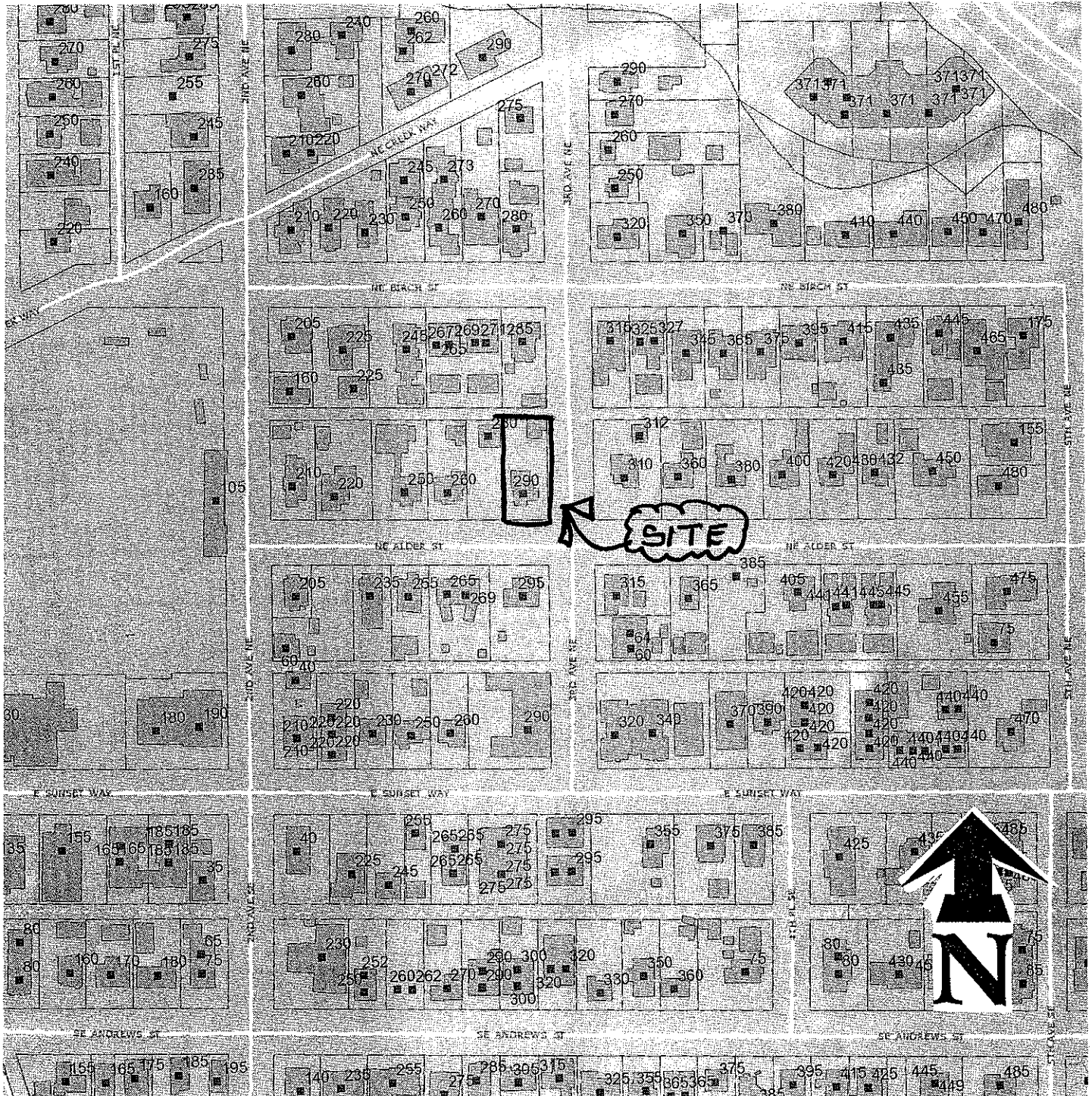
cc: John Minato, DSD Director
David Favour, DSD Deputy Manager
Lucy Sloman, Land Development Manager
Ella Moore, 2731 204th Ave. SE, Sammamish, WA 98075
File Copy, AAS13-00001

AAS13-00001 Moore, Notice of Application 3-15-13

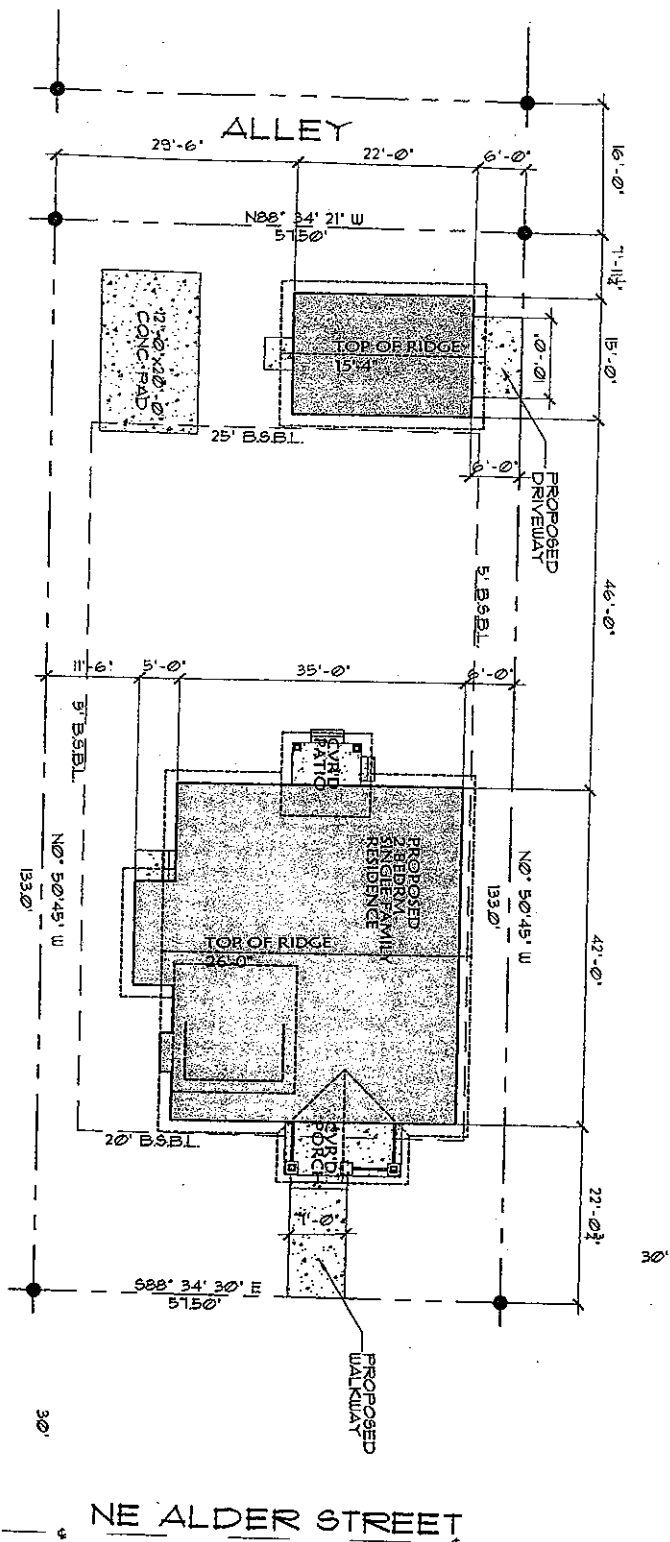
VICINITY MAP

Moore residence

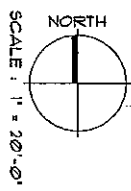
290 NE Alder Street



3rd AVE. NE



PROPOSED SITE PLAN



LOT COVERAGE

PROPOSED RESIDENCE	1343 SQ. FT.
PROPOSED DETACH GARAGE	516 SQ. FT.
PROPOSED REAR PATIO	40 SQ. FT.
PROPOSED FRONT PORCH	84 SQ. FT.
TOTAL	1983 SQ. FT.

LOT AREA	1848 SQ. FT.
LOT COVERAGE	16%

INTERIORS SURFACE

PROPOSED RESIDENCE	1343 SQ. FT.
PROPOSED DETACH GARAGE	516 SQ. FT.
PROPOSED REAR PATIO	40 SQ. FT.
PROPOSED FRONT PORCH	84 SQ. FT.
CONCRETE PAD	240 SQ. FT.
CONCRETE DRIVEWAY	80 SQ. FT.
TOTAL	2404 SQ. FT.

LOT AREA	1848 SQ. FT.
LOT COVERAGE	314%

NE ALDER STREET

The Moore Residence

290 NE ALDER ST., ISSAQUAH, WA

JLK Custom Designs

37110 SE GALA CT.
Snoqualmie, Wa 98065
Ph. 425.890.5039

email: jkcustomsdesigns@comcast.net

Issued	Date	Drawn By
PERMIT SET	1-9-13	JLK
		JLK

12-023

RECEIVED
FEB - 7
City of Issa

JLK Custom Designs
32110 SE GALE CT

THE TYPE OF EXTERIOR FINISH, THE
INSTALLATION AND THE WATERPROOFING
DETAILS ARE ALL TO BE THE FULL
RESPONSIBILITY OF THE OWNER/BUILDER.
THIS DISCLAIMER ASSUMES NO RESPONSIBILITY
FOR THE INTEGRITY OF THE BLDG ENVELOPE

